

ASHTON HALL TOWNHOMES
MAINTENANCE RESPONSIBILITIES
PUBLISHED May 2026

MAINTENANCE/REPAIRS	HOMEOWNER	ASSOCIATION	CITY OF RALEIGH
BUILDING			
Animals in chimney	x		
Attic power vents and fans (originally installed)		x	
Attic power vents and fans (homeowner installed)	x		
Chimney cap install	x		
Chimney cap leaks	x		
Chimney surface (brick or other)		x	
Exterior doors w/o glass painting		x	
Garage Door painting		x	
Exterior townhouse numbers		x	
Gutter cleaning (on schedule)		x	
Gutter/downspout replacement and repair		x	
External Water Spigots		x	
Pest control inside unit	x		
Repair, maintenance of Architectural changes	x		
Roof repair/Leaks/Replacement		x	
Siding & trim & doors & window trim (painting/repair)		x	
Screen/Storm Doors	x		
Termite Inspections and Treatment		x	
Termite Damage	x		
Weatherstripping	x		
Original external Lighting fixtures in place (exterior building attached and common area fixtures)		x	
External Lighting fixtures installed by owners	x		
Interior Unit Electrical fixtures	x		
Exterior building surfaces		x	
Driveways (cleaning)	x		
Driveways (maintenance/repair)		x	
Nuisances, removal or extermination of rodents in the common area		x	
Patios- cleaning	x		
Patios- Maintenance	x		
Brick Steps	x		
Decks (covered or uncovered)	x		
Screens, window screens, door screens, patio or deck screens	x		
External Iron banisters		x	
Waterproofing issues	x		
Foundation/Structural/Constructional defects	x		
Interior Repairs due to roof leaks		x	
Windows & Doors			
Window Hardware & Door Hardware	x		
Window Glass (clean, repair, replace)	x		
Window frames and encasements (paint/repair/replace)	x		
Heating & AC Units & Water heaters			
Heating/AC Units & Feeder Lines Maintenance/Replacement	x		
Water heaters maintenance/ replacement	x		
COMMON AREAS			
Lighting/Electrical			
Common Area Lighting		x	
Original Exterior fixtures (exterior units/common areas)		x	
Exterior fixtures installed on building structure by homeowners	x		
Fencing & Entry structures		x	

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Streets and walkways			
Ice and snow removal from private streets & sidewalks		x	
Private road and parking area repair		x	
Walkway maintenance		x	
Landscaping			
Original Grounds/Landscaping on Lots		x	
Grounds/Landscaping (common areas)		x	
Grounds/Landscaping (homeowner installed)	x		
Damage to landscaping caused by resident, employee or guests, autos, repairs, spills, pets, etc.	x		
Sprinkler system		x	
Garbage & Mail			
Garbage receptacles & housing for garbage receptacles		x	
Garbage removal from Community receptacles		x	
Large garbage items removal, ie. Furniture, trees, etc. not fitting in	x		
Mail box structure		x	
Mail box keys and locks	x		
Sewer Lines/Water Lines			
Homeowner Lateral Sewer Line Insurance	x		
Sewer Lines (laterals) from unit to main	x		
Sewer Mains under private roads		x	
Water lines from meter throughout the community.		x	
Water lines from external meter wall to interior	x		
Meter leaks or replacements			x
Water quality			x